

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

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SEC USE ONLY								
Prefix		Serial						
	DATE RECEIVE	ED						

Name of Offering (check if this is an amendment and name has changed, and indicate change.) Tenant-in-Common Interests in the Lakeland Commons Shopping Center	
	tion 4(6) ULOE
A. BASIC IDENTIFICATION DATA	
Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)	
Covington Lakeland Acquisition, LLC	07054116
Address of Executive Offices (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 (312) 669-1200)
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices) Telephone Number (1)	ncluding Area Code)
Brief Description of Business The acquisition, lease and sale of undivided tenant-in-common interests in real estate, specifically a she Illinois.	opping center in St. Charles,
Type of Business Organization	atea. Limited Linkilia. Company
☐ corporation ☐ limited partnership, already formed ☐ other (please spec ☐ business trust ☐ limited partnership, to be formed	cify): Limited Liability Company
Month Year	PROCESSE
Actual or Estimated Date of Incorporation or Organization: 1 0 0 6 🖂 Actual	T Estimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada: FN for other foreign jurisdiction) DE	MAY 1 6 2007
GENERAL INSTRUCTIONS	FINANCIAL
Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 15 U.S.C. 77d(6).	
When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is de Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given beloafter the date on which it	emed filed with the U.S. ow or, if received at that address
due, on the date it was mailed by United States registered or certified mail to that address.	
Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549	
Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. An must be photocopies of the manually signed copy or bear typed or printed signatures.	y copies not manually signed
Information Required: A new filing must contain all information requested. Amendments need only report the name of changes thereto, the information requested in Part C, and any material changes from the information previously supplied Appendix need not be filed with the SEC.	the issuer and offering, any d in Parts A and B. Part E and the
Filing Fee: There is no federal filing fee.	
State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Admini are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to this notice and must be completed.	istrator in each state where sales ifee in the proper amount shall
ATTENTION	
Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Converge appropriate federal notice will not result in a loss of an available state exemption unless such exempting of a federal notice.	ersely, failure to file the tion is predicated on the

SEC 1972 (6-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. Check Box(es) that Apply: ☐ Promoter Beneficial Owner ☐ Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Covington Lakeland Mezzanine, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 Check Box(es) that Apply: ☑ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director General and/or Managing Partner Full Name (Last name first, if individual) Covington Realty Partners, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 Check Box(es) that Apply: □ Promoter ☐ Beneficial Owner ☐ Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter ■ Beneficial Owner ☐ Executive Officer Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or Check Box(es) that Apply: ☐ Promoter Beneficial Owner ☐ Executive Officer Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ■ Beneficial Owner ☐ Executive Officer □ Director General and/or Check Box(es) that Apply: Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

			· · · · · · · · ·	B,	INFORMA	TION ABO	OUT OFFER	RING				
		•									Yes	No
1. Has	the issuer s	old, or doe	s the issue	r intend to s	ell, to non	-accredited	l investors i	n this offer	ing?			\boxtimes
Answer also in Appendix, Column 2, if filing under ULOE.												
					••	•	, -				**-*	
2. What is the minimum investment that will be accepted from any individual?										\$376,44	9*	
											Yes	No
3. Does	s the offeri	ng permit j	oint owner	ship of a sir	ngle unit?.						\boxtimes	
offer and/o assoc	mission or ring. If a poor or with a st ciated person	similar remerson to be ate or state ons of such	nuneration listed is ar s, list the n a broker o	for solicitated associated ame of the or dealer, yo	ion of pure person or broker or o	chasers in a agent of a dealer. If n	be paid or connection broker or d nore than five aformation	with sales o ealer regist e (5) perso	of securitie ered with ons to be li	s in the the SEC sted are		
Full Na	me (Last na	ame first, i	findividua	1)								
Busines	s or Reside	ence Addre	ss (Numbe	r and Street	t, City, Sta	te, Zip Coo	ie)					
426	l Park Ro	oad, Ann A	Arbor, Ml	48103								
	f Associate ma Financi	ed Broker c	r Dealer									
			Line Solie	ited or Inte	nde to Soli	icit Purcha	care					
											🔲 All	States
[AL]	[AK]	[AZ]	[AR]	[CA✓]	[CO]	[CT]	[DE√]	[DC]	[FL✓]	[GA]	[HI]	[ID]
[IL/]	[IN]	[iA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA 🗸]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	јонј	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[TV]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
Full Na	me (Last n	ame first, i	findividua	l)								
Busines	s or Reside	ence Addre	ss (Numbe	r and Stree	t, City. Sta	te, Zip Co	de)		 -		<u>. </u>	
Name o	of Associate	ed Broker o	or Dealer								.	
Ctatania	- Which D	Lista	d Hag Calie	ited or Inte	nda ta Cal	iait Duraha						
											🔲 Ali	l States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[XT]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
Full Na	me (Last n	ame first, i	f individua	1)								
Busines	ss or Resid	ence Addre	ss (Numbe	r and Stree	t, City, Sta	te, Zip Co	de)					
Name o	of Associate	ed Broker o	or Dealer				<u>.</u>	<u></u>		·	· · · ·	
							-					
				cited or Inte lual States).			sers				🔲 Ali	l States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[FU]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[HO]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

^{*} A smaller amount may be accepted by the company in its sole discretion.

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged					
	Type of Security		Aggregate Tering Pri		An	nount Already Sold
	Debt	\$	-0-	· · ·	\$	-0-
	Equity	<u>.</u>	-0-		<u>\$</u> \$	-0-
	Common Preferred	Ψ	0-	—	<u> </u>	
	<u> </u>	¢	-0-		¢	-0-
	Convertible Securities (including warrants)		-0-	—	<u> </u>	-0-
	•				_	
	Other (Specify <u>Undivided fractional interests in real estate</u>)				\$	12,322,359
	Total	\$	12,548,29	<u>'</u>	\$	12,322,359
	Answer also in Appendix, Column 3, if filing under ULOE.					
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Number		D	Aggregate ollar Amount
			Investors		(of Purchases
	Accredited Investors		32		<u>\$</u>	12,322,359
	Non-accredited Investors		-0-		\$	-0-
	Total (for filings under Rule 504 only)				\$	
	Answer also in Appendix, Column 4, if filing under ULOE.					
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1.					
	T 6 Offi		Type of		D	ollar Amount
	Type of Offering		Security		r	Sold
	Rule 505			—	3	
	Regulation A			—	3	
	Rule 504	_		—	\$	
	Total	_			<u>\$</u>	
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.					
	Transfer Agent's Fees			\boxtimes	\$	-0-
	Printing and Engraving Costs		***********	\boxtimes	<u>\$</u>	-0-
	Legal Fees		1+4+411+4++1	\boxtimes	\$_	250,966
	Accounting Fees		1441-44-11-4	\boxtimes	\$	-0-
	Engineering Fees.			\boxtimes	\$	-0-
	Sales Commission (specify finders' fees separately)			\boxtimes	\$	1,254,830
	Other Expenses (identify)			\boxtimes	<u> </u>	-0-
	T ()			— □	_	1 505 706

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	C. OFFERING PRICE	, NUMBER OF INVESTORS, EXPENSES AND USE	OF PROCEEDS						
b.	and total expenses furnished in response	te offering price given in response to Part C – Questo Part C – Question 4.a. This difference is the "adj	justed	\$ 11.042,501					
5. Indicate below the amount of the adjusted proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C – Question 4.b above.									
			Payments to Officers, Directors & Affiliates	Payments To Others					
	Salaries and fees		\$ 1,023,000	S 642,216					
	Purchase of real estate		S 0	S €,854,093					
	Purchase, rental or leasing and instal	lation of machinery and equipment	S 0	S 0					
	Construction or leasing of plant build	lings and facilities	S 0	∑ \$ 0					
	Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)								
	• •			<u> </u>					
		ng and Closing Costs		S 523,192					
	<u>.</u>								
	Column Totals		S 1,023,000	S 10,019,501					
	Total Payments Listed (column total	s added)	⊠ <u>\$ 1</u>	1,042,501					
		D. FEDERAL SIGNATURE							
foll	owing signature constitutes an undertaking	gned by the undersigned duly authorized person. Ig by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursua	Exchange Commission	on, upon written					
lssı	er (Print or Type)	Signature	Date	1					
Cov	rington Lakeland Acquisition. LLC	(My	4	127/07					
Nar	ne of Signer (Print or Type)	Title of Signer (Print or Type)							
Ma	ria H. Lee	Vice President, Covington Realty Partners, LLC, Mezzanine, LLC, Manager of Covington Lakelan		on Lakeland					

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE	
	262 presently subject to any of the disqualificatio	
	See Appendix, Column 5, for state response.	
2. The undersigned issuer hereby underta Form D (17 CFR 239.500) at such tim	kes to furnish to any state administrator of any st es as required by state law.	ate in which this notice is filed, a notice on
3. The undersigned issuer hereby under issuer to offerees.	akes to furnish to the state administrators, upon	written request, information furnished by the
Limited Offering Exemption (ULOE)	the issuer is familiar with the conditions that mu- of the state in which this notice is filed and unde ablishing that these conditions have been satisfie	rstands that the issuer claiming the availability
The issuer has read this notification and undersigned duly authorized person.	knows the contents to be true and has duly cause	ed this notice to be signed on its behalf by the
Issuer (Print or Type)	Signature	Date
Covington Lakeland Acquisition, LLC	(nw-j	- 4/27/07
Name (Print or Type)	Title (Print or Type)	

Vice President, Covington Realty Partners, LLC, Manager of Covington Lakeland Mezzanine. LLC, Manager of Covington Lakeland Acquisition, LLC

Instruction:

Maria H. Lee

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	2 3					4		<u> </u>	5	
;	Intend to non-a	to sell ecredited s in State	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited	Amount		No	
AL	res	□ □		investors	Amount	Investors	Amount	Yes		
AK										
AZ					. <u> </u>					
AR										
CA		⊠	Undivided tenant in common interests in real estate \$12,548,297	24	\$9,525,238.29	0	N/A		⊠	
СО										
СТ	ū									
DE		⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$270,000	0	N/A	0	⊠	
DC										
FL		⊠	Undivided tenant in common interests in real estate \$12,548,297	ı	\$376,449.57	0	N/A		⊠	
GA										
НІ										
ID										
IL		×	Undivided tenant in common interests in real estate \$12,548,297	1	\$354,450				⊠	
IN										
IA		×	Undivided tenant in common interests in real estate \$12,548,297	ı	\$327,951	0	N/A		⊠	
KS										
KY										
LA										
ME										
MD										

APPENDIX

1	:	2	3			4			5
	to non-ac	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)			Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item I)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
МА		⊠	Undivided tenant in common interests in real estate \$12,548,297	I	\$265,000	0	N/A	0	⊠
MI									
MN									
MS		⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$298,918.14	0	N/A		⊠
МО									
МТ									
NE									
NV									
NH									
ŊJ									
NM									
NY									
NC		⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$576,352	0	N/A		⊠
ND									
ОН									
ОК									
OR		⊠	Undivided tenant in common interests in real estate \$12,548,297	I	\$328,000	0	N/A		⊠
PA									
RI					-		· · · 		
SC									
SD						_			
TN							<u></u>		
TX									

APPENDIX

	· · · · ·			T					
'	·	2	3 Type of security			4		Disqual	ification ate ULOE
1	Intend	to sell	and aggregate					l	attach
		ccredited	offering price		Type of	investor and			ation of
i		s in State	offered in state			rchased in State			
1		-Item 1)	(Part C-Item 1)			C-Item 2)		waiver granted) (Part E-Item 1)	
	` .			Number of Accredited		Number of Non-Accredited			
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No ;
UT									
VT									
VA							·		
WA									
wv									
wı									
WY									
PR							-		

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